

For sublease

201 Westcreek Boulevard | Brampton, ON

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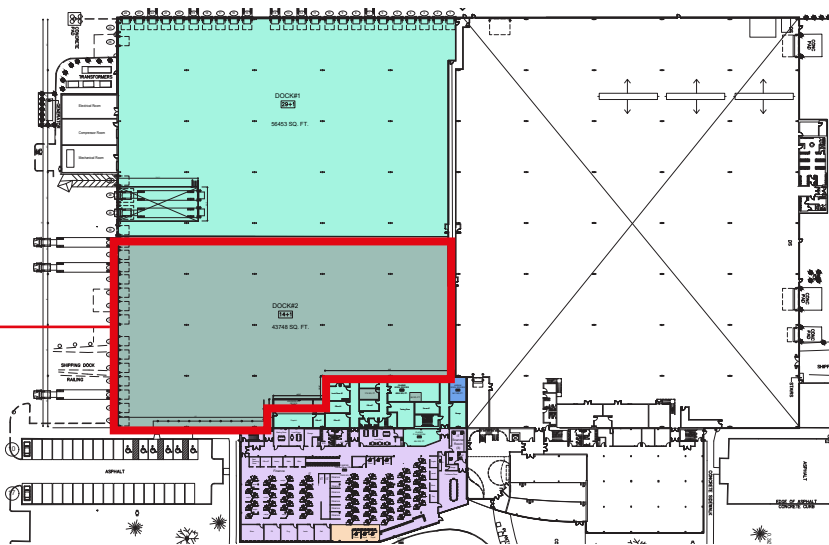
Property details

| | |
|-------------------|----------------------------|
| Main intersection | Tomken Rd & Westcreek Blvd |
| Total area | 45,000 SF |
| Office area | TBD |
| Shipping doors | 14 Truck-level |
| Clear height | 36' |
| Zoning | M1 – Industrial |



Floor plan

Available



Asking rate
\$17.00 PSF Gross



Possession
30 days



Maximum term
36 months

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Proximity & drive times



407 at Dixie Road
5 mins | 3 km



410 at Steeles Avenue E
5 mins | 2 km



401 at Hwy 410
9 mins | 10 km



Pearson Intl. Airport
14 mins | 20 km



CN Brampton Yard
9 mins | 8 km



CP Vaughan Yard
18 mins | 19 km



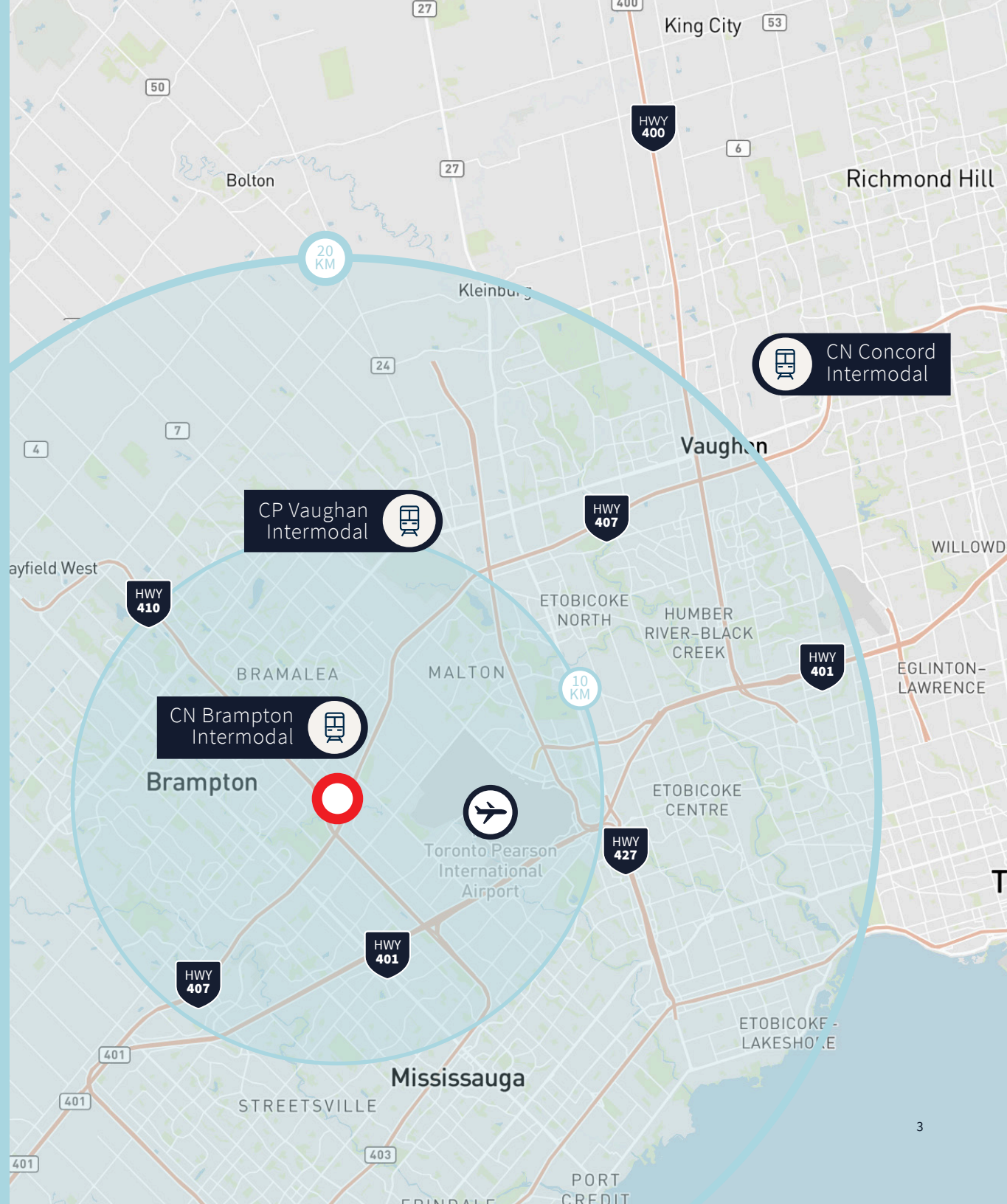
CN Concord Yard
20 mins | 25 km



Toronto Downtown
30 mins | 40 km

**Estimated drive times during non-traffic hours, also may include tolls*

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Location overview

201 Westcreek Boulevard is a strategically located building in Brampton, which is one of the fastest-growing and most diverse cities in the Greater Toronto Area. The property benefits from excellent connectivity, with easy access to major highways including Highway 410 and the 407 ETR, facilitating quick travel throughout the region.

Situated in this thriving economic hub, the property capitalizes on Brampton's robust manufacturing, retail, automotive, and logistics sectors. The city is home to several major corporate headquarters and offers a diverse, skilled labour force.



Total population

656,480
(2021 Census)



Average household income

\$98,000
(2020)



Total labour force

355,755



Employment rate

57.9%



Drives car to work

77%

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